

# MAHLERS CREEK

*...just a few steps from nature*

*Planned Residential Subdivision  
CZ-PD-20-02*

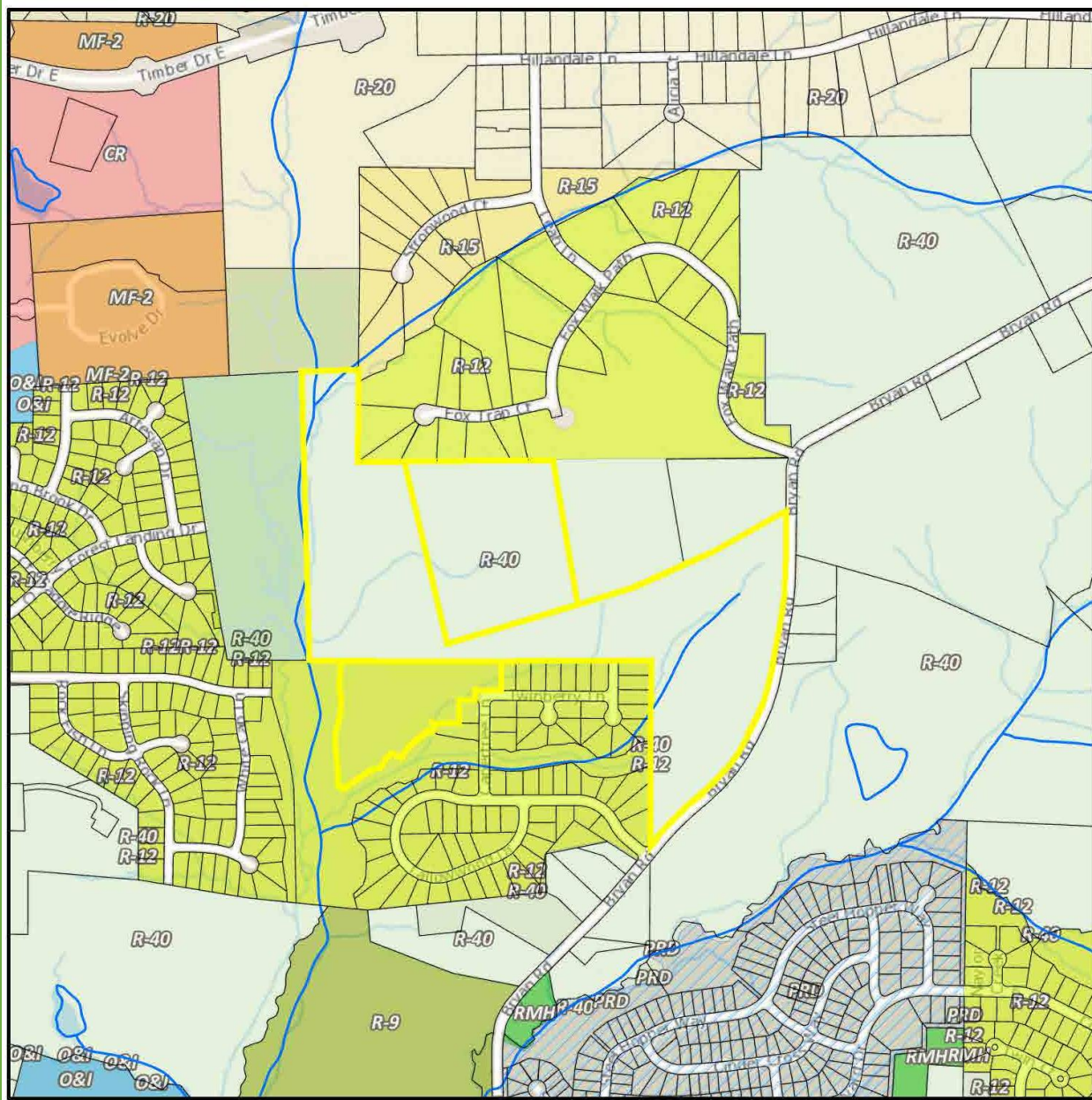
*Town of Garner Public Hearing  
March 19, 2024*

Design and Development Team:  
Developer: Bryan Road Residential, LLC  
Engineering/Surveying: Burton Engineering Associates  
Landscape Architecture & Land Planning: TMTLA Associates



## *Vision:*

*The vision for Mahlers Creek is one of tree lined streets and sidewalks on both sides of the road to foster a sense of place. Common green space within the neighborhood provides places for neighborhood gathering and conversation while a trail network allows residents to interact with nature on an intimate scale. Mahlers Creek, with lots ranging from 7,200 s.f. to 12,000 s.f. and no home smaller than 2,400 s.f., will be the perfect place for someone to call home.*



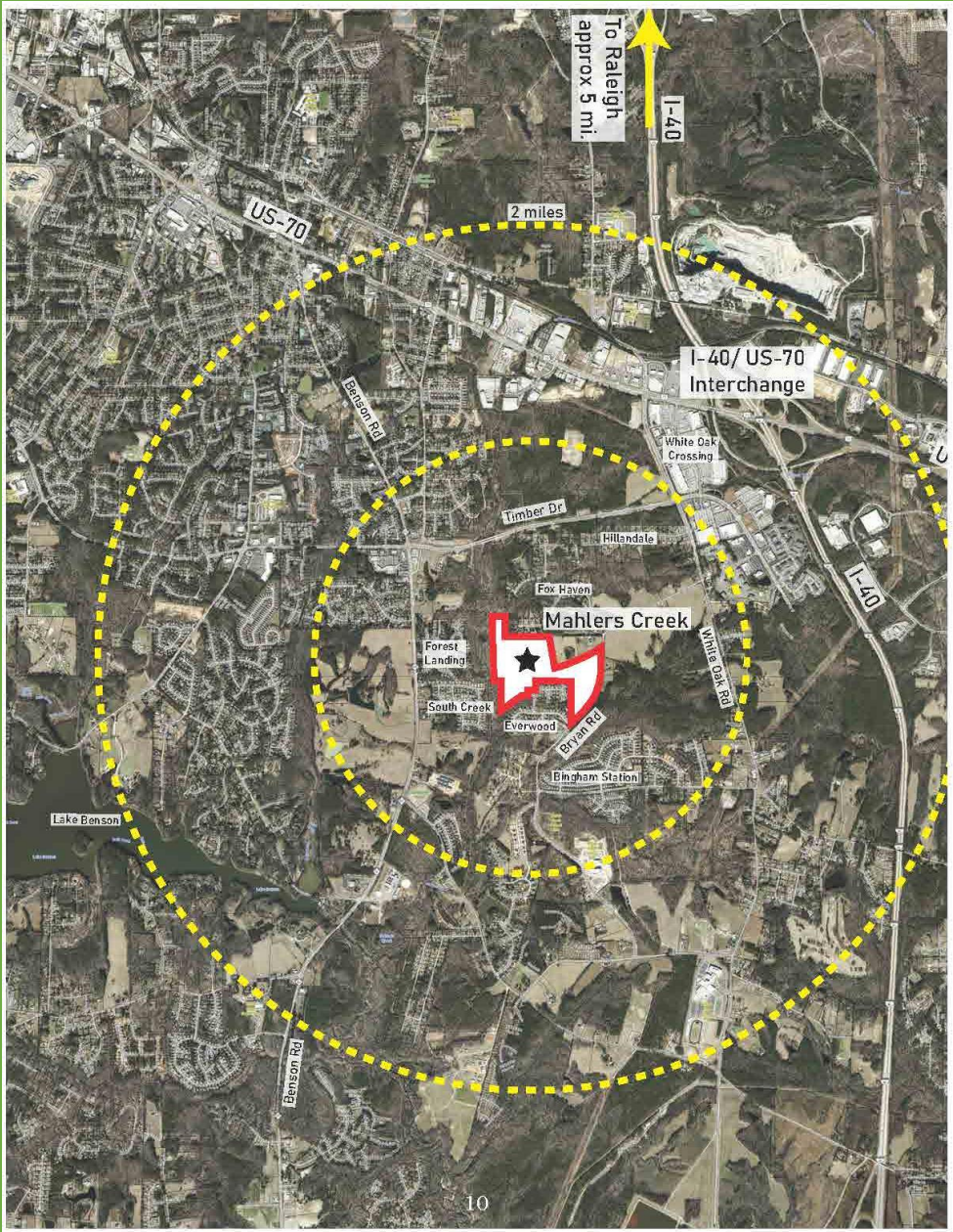
### Site Overview:

- Site is located on Bryan Road between Benson Road and White Oak Road.
- Site is 72 acres and is currently zoned R-12 and R-40
- Currently located in Wake County
- Our proposed development is bordered by the Fox Haven neighborhood to the north and the Everwood neighborhood to the south. Bryan Road borders the east and a parcel owned by the Town of Garner borders the west.
- Our request includes a rezoning to the Planned Residential Development (PRD) zoning district as well as annexation into the Town of Garner corporate limits.

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### Project History Summary:

- Submitted initial rezoning request in July 2020 for **275** lots – this proposal was for smaller lots and had a proposed density of 3.80 du/ac.
- Feedback was received from neighbors and Town Staff. It was determined that density was not appropriate for this location.
- Design team revised layout to what is shown today, which is a maximum of **170** lots (105 less lots than the original plan) in three lot sizes:
  - 7,200 s.f. / 9,000 s.f. / 12,000 s.f.
  - Proposed density of 2.40 du/ac
- Project took a 2+ year pause while Pulte Developers Agreement was getting sorted and approved.
- Project went to Council in September of 2023 and vote was delayed again in order for Pulte Developers Agreement to be finalized and this gave us additional time to address additional Council concerns as well as concerns with connections to Everwood.
- March 19, 2023 – Public Hearing for Mahlers Creek vote.

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## Revisions since last Town Council Meeting/Addressing Council and neighbor concerns:

- The connection to Coffeeberry Court has been eliminated. The only proposed connection between Mahlers Creek and Everwood is Capertree Lane. A turnaround will be provided at the end of Coffeeberry Court as this stub road, now unconnected to Mahlers Creek, exceeds the allowed length for a stub road per the UDO. The turnaround will be screened with evergreen trees installed at a minimum of 8' in height and will be located on the Mahlers Creek development outside of the 25' setback. The Everwood neighborhood is buffered from the Mahlers Creek development with either open space or the 12,000 s.f. lots.
- The proposed development, consistent with the Town's Comprehensive Plan, provides for a variety of home designs and styles which will create a diversified development.
- The side setbacks for the 7,200 s.f. lots have been revised to a 6' minimum/12' total. Side setbacks will comply with the minimum acceptable side setbacks as found in Figure 5.6-C of the new Town of Garner Unified Development Ordinance (UDO) approved on July 5th, 2022.
- The Property is being marketed for sale to buyers whose interest is to develop the Property for residential sales.
- Developer will enter into an agreement with Pulte pursuant to the Pulte Development Agreement as amended to contribute its pro-rata share for road improvements and signalization. In the event Pulte makes a fee in lieu payment, Developer will also pay a fee in lieu in accordance with the Pulte Development Agreement.
- Additional information is being provided in this presentation about the major amenity at the entrance and Bryan Road.
  - Additionally, we've added a commitment to an 8' tall solid fence, with enhanced landscaping, along the Bryan Road frontage of the amenity.

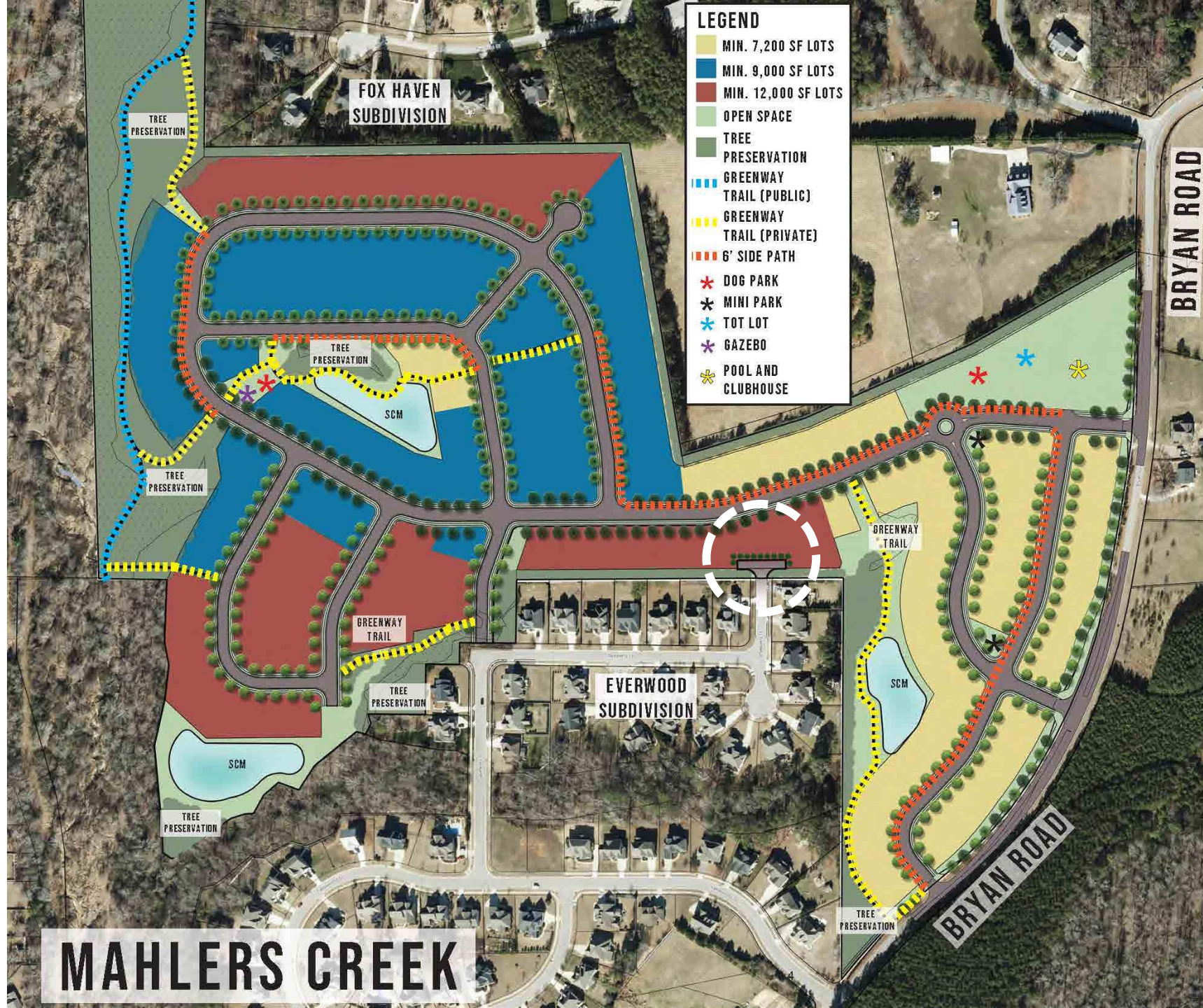
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# DETAILED MASTER PLAN

*“Mahlers Creek, a planned residential community, works with the existing lay of the land to create a neighborhood that allows for the preservation of natural environmental features such as 100 year floodplain, steep slopes, and buffered streams. Preserving these areas allows for the creating of a trail network within the neighborhood which permits residents to enjoy the beauty of nature right at their doorstep.”*



## MAHLERS CREEK

## Architectural Conditions/Elements (highlighted):

- Each house shall be constructed with Hardiplank, masonry (brick or stone), or shake.
- A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding, and shall include varied trim, shutter, and accent colors complementing the siding across the whole development.
- Single family home types shall have a crawl space foundation. Slab foundations are prohibited.
- Each house shall have a minimum of 2,400 heated square feet.
- Each house shall have one of the following: deck, covered porch, sunroom, or a minimum of a 100 square foot patio.
- At least 50% of the homes shall have a minimum of 100 square feet of brick and/or stone masonry on the front elevation.
- Vinyl is permissible where used for vinyl windows. Any other use of vinyl is prohibited (i.e. no vinyl siding will be permitted).
- Mahlers Creek will meet or exceed the Everwood HOA CCR (Covenants, Conditions, and Restrictions).

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## HOUSING STYLES

Mahlers Creek will be a traditional neighborhood containing single-family homes on varying lot widths. Lots range from 7,200 s.f. to 12,000 s.f.

## ARCHITECTURAL ELEMENTS

Homes in Mahlers Creek shall contain a minimum of two types of materials (i.e. Hardiplank, shakes, masonry, etc.) in addition to required masonry on exposed foundation. Front elevation windows that are not set in masonry shall have shutters, additional trim board, or other details/features.

Side and rear elevations are not required to have additional material. Decorative garages shall include windows and upgraded materials.

Vinyl is permissible where used for vinyl windows. Any other use of vinyl is prohibited.





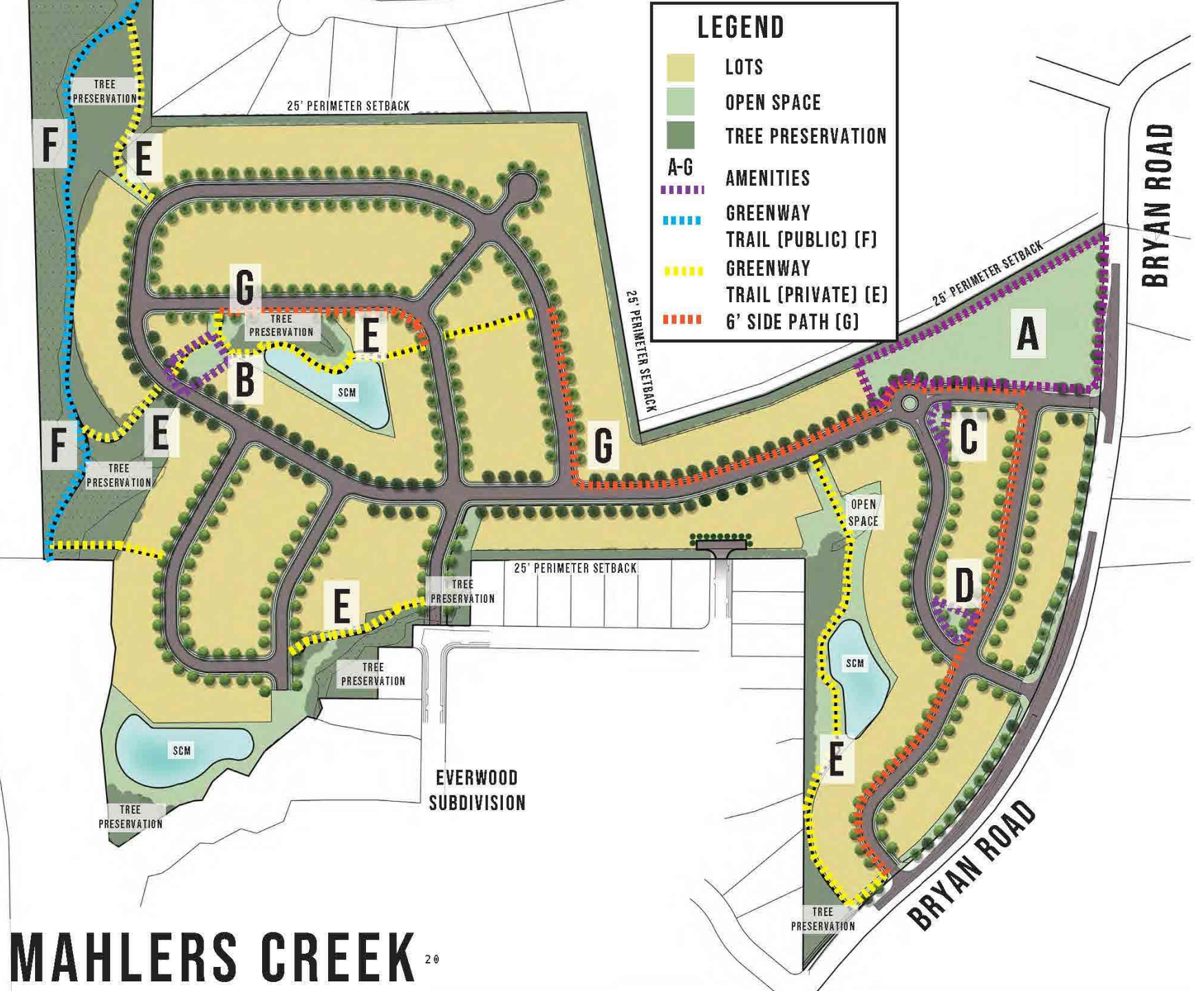
# AMENITIES

Amenities:

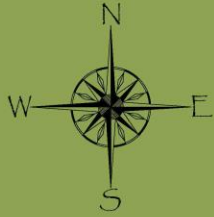
- Trail System
- Usable open space and green space/mini parks throughout
- Environmentally sensitive areas preserved open space
- Parking provided per Town of Garner UDO

- (A) Pool/Clubhouse, Dog Park, and Tot Lot
- (B) Picnic Gazebo and Dog Park
- (C) Mini-Park
- (D) Mini-Park
- (E) Private Trails
- (F) Public Greenway
- (G) 6' Wide Side Path (part of private trail system)

This development will exceed 25% open space.



MAJOR AMENITY LOT = 2.79 ACRES



POOL  
(MIN. 2,000 S.F.)  
AND  
CLUBHOUSE  
(MIN. 2,000 S.F.)

TOT LOT  
MIN. 1,000 S.F.

DOG PARK  
MIN. 10,000 S.F.

MAIL KIOSK

HC

8' PRIVACY  
FENCE ALONG  
BRYAN ROAD

1  
C-1 CONCEPT PLAN  
SCALE: 1"=20'



FOR ILLUSTRATIVE PURPOSES ONLY

**TMTLA ASSOCIATES**  
LANDSCAPE ARCHITECTURE & LAND PLANNING  
5011 SOUTHPARK DRIVE, STE. 200-DURHAM, NC 27713  
P: (919) 494-9880 E: tmtla@tmtla.com



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS:

CONCEPT - 1  
Mahler's Creek  
5011 SOUTHPARK DRIVE  
DURHAM, NC 27713

SCALE:  
AS NOTED  
DRAWN BY:  
XXX  
PROJECT #  
20064  
DATE:  
02-20-2024

SHEET  
C-1  
OF XX

## Zoning Conditions (highlighted):

- Permitted Uses: Single Family Detached
- A deviation in lot size and lot percentages per Section 6.12. A, single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single-family lots to be at least 12,000 s.f. and forty percent (40%) meeting a 9,000 s.f. lot size. A deviation allowing for 7,200 s.f. minimum single-family lot sizes is proposed.
- Lots that back up to existing homes located on the following roads shall include additional landscape screening (or a fence if added landscaping isn't feasible) along the rear property line: Fox Trap Court, Twinberry Lane, Coffeeworthy Court, Tallowood Drive, and Capertree Lane.
- Each house shall be constructed with Hardiplank, masonry (brick or stone), or shake.
- Single family home types shall have a crawl space foundation. Slab foundations are prohibited.
- Each house shall have a minimum of 2,400 heated square feet.
- A min. 2,000 s.f. pool, min. 500 s.f. kids pool, and min. 2,000 s.f. clubhouse will be included with this development.
- A min. of 14% of tree save will be included with this development.
- A min. of 1,320 linear feet (0.25 miles) of Town of Garner Public Greenway shall be constructed as part of this development. Greenway shall be located in a 30' wide Town of Garner Greenway Easement.
- A min. of 6,600 linear feet (1.25 miles) of private greenway / 6' wide side path shall be constructed as part of this development.
- **NEW: An 8' tall solid fence shall be installed along the Bryan Road frontage of the major amenity lot. Additionally, enhanced landscaping at the rate of 20 evergreen shrubs every 100 linear feet of fence shall be installed on both sides of the fence. Shrubs shall be 24" tall at time of installation. Fence shall be composite material or equivalent approved by the Town.**
- **NEW: A turnaround on the Mahlers Creek development shall be provided at the end of Coffeeworthy Court. Turnaround shall be screened on the Mahlers Creek side with Leyland Cypress (or equivalent approved by the Town) and shall be 8' in height at installation.**

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**Thank you for your consideration.**

**Any Questions?**

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